



THE CITY OF KEY WEST
Code Compliance Division

P.O. BOX 1409
KEY WEST, FL 33041
(305) 809-3740

AMENDED
NOTICE OF CODE VIOLATION AND
ADMINISTRATIVE HEARING

DATE: June 2, 2011
RE: CASE NUMBER 11-544

CERTIFIED MAIL RECEIPT#: 7007 3020 0000 5346 4597

To:
Claude & Marylene Vogel
620 Angela Street Apt. 3
Key West, FL 33040

Subject Address:
1306 Villa Mill Alley
Key West, FL 33040

TAKE NOTICE that the City of Key West Code Compliance Division has requested the City of Key West Special Magistrate to conduct an administrative hearing regarding code violation(s) reported to you by

NOTICE OF CODE VIOLATION concerning the above noted subject address.

You were noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

Violation Detail

00020 TRANSIENT LICENSE Sec. 18-601

Date Est: April 21, 2011 Location: Qty: 001

A transient license is required to rent the property transiently.

Violation Detail

00030 Prohibited Uses - HRO Sec. 122-929

Date Est: April 21, 2011 Location: Qty: 001

Transient rentals are prohibited in the HRO zone.

In accordance with Florida Statutes § 162 and Code of Ordinances, City of Key West, § 2-631 through § 2-647, The City of Key West has scheduled a hearing to be held at **Old City Hall, 510 Greene Street, Key West, Florida at 1:30 P.M. on:**

June 29, 2011

The Chambers will be open at 1:00 PM. These proceedings may be televised.

The purpose of this hearing is to determine if a violation(s) exists, the appropriate action to be taken, if any is required, and if any fines or penalties are to be imposed. **YOU ARE REQUESTED TO APPEAR AT THIS HEARING** to present evidence and/or testimony to show cause, if any, why you should not comply with City Ordinances. **YOUR FAILURE TO APPEAR MAY RESULT IN A FINE OR PENALTY BEING IMPOSED AGAINST YOU AND A LIEN BEING IMPOSED UPON YOUR PROPERTY.**

You have a right to have an attorney present at the hearing. If an attorney represents you, your attorney must file written notice with this office prior to the hearing date.

If you intend to request a continuance from the Hearing Date set out above you must submit a written request for a continuance addressed to the Special Magistrate and mailed to PO Box 1409, Key West, FL 33041 or delivered to the Special Magistrate's Legal Analyst at 3139 Riviera Drive, Key West, FL 33040. All requests must be received at least five (5) working days prior to the Hearing Date set out above. If the request is not received five (5) working days prior to the Hearing Date you or your attorney must appear on the Hearing Date to petition the Special Magistrate for a continuance. If any continuance is granted this will not stay discovery and all records previously requested must be supplied to the City or formally objected to.

Be advised that, if you decide to appeal any decision of the Special Magistrate in this code enforcement hearing, you shall be responsible to ensure that a verbatim record of the proceedings of this code enforcement hearing is made, such that any evidence and testimony upon which an appeal may be based can be submitted to the appellate court.

If you are found to be in violation of City of Key West Ordinances, administrative costs in the amount of **\$250.00** may be levied for administrative recovery for prosecution and investigation in addition to levied fines associated with the violation(s). **Failure to pay these costs will result in a lien against the property in violation.**

PER FLORIDA STATUTES SECTION 162.09, YOUR FAILURE TO CORRECT THE VIOLATION (S) MAY RESULT IN THE IMPOSITION OF A FINE OF UP TO \$250.00/DAY, AND \$500.00/DAY FOR A REPEAT VIOLATION. IF THE VIOLATION (S) IS IRREPARABLE OR IRREVERSIBLE, A FINE OF UP TO \$5000.00 MAY BE IMPOSED BY THE SPECIAL MAGISTRATE. FINES MAY BE IMPOSED ON A PER DAY/ PER VIOLATION BASIS.



Ginny Haller
Code Compliance Officer
City of Key West
(305) 809-3740

Hand Served this _____ *day of* _____, 2011

Received by: _____

Served By: _____



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Code Compliance Division

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ADMINISTRATIVE HEARING

DATE: June 2, 2011
RE: CASE NUMBER 11-544

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You were noticed that your property is in violation of the City of Key West Code of Ordinances for the following reason(s):

Violation Detail

00020 TRANSIENT LICENSE Sec. 18-601

Date Est: April 17, 2011

A transient license is required to rent the property transiently.

Violation Detail

00030 Prohibited Uses - HRO Sec. 122-929

Date Est: April 17, 2011

Transient rentals are prohibited in the HRO zone.

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June 29, 2011

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The purpose of this hearing is to determine if a violation(s) exists, the appropriate action to be taken, if any is required, and if any fines or penalties are to be imposed. **YOU ARE REQUESTED TO APPEAR AT THIS HEARING** to present evidence and/or testimony to show cause, if any, why you should not comply with City Ordinances. **YOUR FAILURE TO APPEAR MAY RESULT IN A FINE OR PENALTY BEING IMPOSED AGAINST YOU AND A LIEN BEING IMPOSED UPON YOUR PROPERTY.**

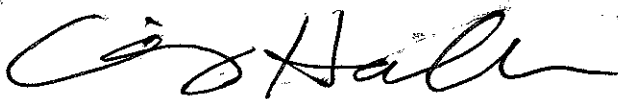
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Ginny Haller
Code Compliance Officer
City of Key West
(305) 809-3740

Hand Served this _____ *day of* _____, 2011

Received by: _____

CASE NUMBER 11-00000544
 PROPERTY ADDRESS 1306 VILLA MILL ALLEY

VIOLATION: TRANSIENT LICENSE QUANTITY: 1
 DESCRIPTION: Sec. 18-601 DATE: 4/21/11
 LOCATION:

NARRATIVE :

A transient license is required to rent the property transiently.

ORDINANCE DESCRIPTION :

(a) The short-term rental of a residential property is a business activity that requires the property owner to hold a business tax receipt issued by the city. A state or county license without an accompanying city license is insufficient. Notwithstanding the existence of any other regulation of the city regulating the transient use of property, the short-term rental of a residential property without a business tax receipt violates the law.

(b) It shall be unlawful for a property owner to lease a residential property for a period of less than 30 days or one calendar month without having obtained a business tax receipt under this division.

CORRECTIVE ACTION REQUIRED :

Cease activity.

VIOLATION: Prohibited Uses - HRO QUANTITY: 1
 DESCRIPTION: Sec. 122-929 DATE: 4/21/11
 LOCATION:

NARRATIVE :

Transient rentals are prohibited in the HRO zone.

ORDINANCE DESCRIPTION :

In the historic residential/office district (HRO), all uses not specifically or provisionally provided for in this division are prohibited.

CORRECTIVE ACTION REQUIRED :